

1 BILL NO. R-96-08-07

2 DECLARATORY RESOLUTION NO. R-45-96

3 A DECLARATORY RESOLUTION designating an  
4 "Economic Revitalization Area" under I.C. 6-  
5 1.1-12.1 for property commonly known as 3203  
6 Clearfield Court, Fort Wayne, Indiana 46808.  
(Fort Wayne Door, Inc.)

7 WHEREAS, Petitioner has duly filed its petition dated July  
8 31, 1996 to have the following described property designated and  
9 declared an "Economic Revitalization Area" under Section 153.02  
10 of the Municipal Code of the City of Fort Wayne, Indiana, of  
11 1993, as amended, and I.C. 6-1.1-12.1, to wit:

12 Attached hereto as "Exhibit A" as if a part herein;

13 and  
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15 WHEREAS, said project will create three full-time permanent  
16 jobs and one part-time permanent job for a total additional  
17 annual payroll of \$60,000, with the average new annual job salary  
18 being \$15,000 and retain eight full-time permanent jobs and one  
19 part-time permanent job at a current annual payroll of \$158,498,  
20 with the average current annual job salary being \$17,610; and

21 WHEREAS, the total estimated project cost is \$178,432; and

22 WHEREAS, it appears the said petition should be processed to  
23 final determination in accordance with the provisions of said  
24 Division 6.  
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1                   NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE  
2 CITY OF FORT WAYNE, INDIANA:

3                   SECTION 1. That, subject to the requirements of Section 6,  
4 below, the property hereinabove described is hereby designated  
5 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
6 12.1. Said designation shall begin on the effective date of the  
7 Confirming Resolution referred to in Section 6 of this Resolution  
8 and shall terminate on March 1, 1998.

9                   SECTION 2. That, upon adoption of the Resolution:

- 10                   (a) Said Resolution shall be filed with the Allen County  
11                   Assessor;
- 12                   (b) Said Resolution shall be referred to the Committee on  
13                   Finance and shall also be referred to the Department of  
14                   Economic Development requesting a recommendation from  
15                   said department concerning the advisability of  
16                   designating the above area an "Economic Revitalization  
17                   Area";
- 18                   (c) Common Council shall publish notice in accordance with  
19                   I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption  
20                   substance of this resolution and setting this  
21                   designation as an "Economic Revitalization Area" for  
22                   public hearing;
- 23                   (d) If this Resolution involves an area that has already  
24                   been designated an allocation area under I.C. 36-7-14-  
25                   39, then the Resolution shall be referred to the Fort  
26                   Wayne Redevelopment Commission and said designation as
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1 an "Economic Revitalization Area" shall not be finally  
2 approved unless said Commission adopts a Resolution  
3 approving the petition.

4 **SECTION 3.** That, said designation of the hereinabove  
5 described property as an "Economic Revitalization Area" shall  
6 apply to a deduction of the assessed value of real estate.

7 **SECTION 4.** That, the estimate of the number of individuals  
8 that will be employed or whose employment will be retained and  
9 the estimate of the annual salaries of those individuals and the  
10 estimate of the value of redevelopment or rehabilitation, all  
11 contained in Petitioner's Statement of Benefits, are reasonable  
12 and are benefits that can be reasonably expected to result from  
13 the proposed described redevelopment or rehabilitation.

14 **SECTION 5.** That, the current year approximate tax rates for  
15 taxing units within the City would be:

- 16 (a) If the proposed development does not occur, the  
17 approximate current year tax rates for this site would  
18 be \$8.7396/\$100.
- 19 (b) If the proposed development does occur and no deduction  
20 is granted, the approximate current year tax rate for  
21 the site would be \$8.7396/\$100 (the change would be  
22 negligible).
- 23 (c) If the proposed development occurs and a deduction  
24 percentage of fifty percent (50%) is assumed, the  
25 approximate current year tax rate for the site would be  
26 \$8.7396/\$100 (the change would be negligible).
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**SECTION 6.** That, this Resolution shall be subject to being confirmed, modified and confirmed, or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

**SECTION 7.** Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of three years.

**SECTION 8.** That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

**SECTION 9.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Member of Council

APPROVED AS TO FORM AND LEGALITY

J. Timothy McCaulay  
J. Timothy McCaulay, City Attorney



Read the first time in full and on motion by Crawford,  
and duly adopted, read the second time by title and referred to the  
Committee on Finance (and the City Plan Commission  
for recommendation) and Public Hearing to be held after due legal notice, at  
the Common Council Council Conference Room 128, City County Building, Fort  
Wayne,, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock  
M., E.S.T.

DATED:

8-13-96

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Crawford,  
and duly adopted, placed on its passage. PASSED  
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	7			
BENDER	✓			
CRAWFORD	✓			
EDMONDS				✓
HALL	✓			
HAYHURST	✓			
HENRY	✓			
LUNSEY				✓
RAVINE	✓			
SCHMIDT	✓			

DATED:

8-13-96

SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)  
(SPECIAL) (ZONING) ~~ORDINANCE~~ RESOLUTION NO R-45-96  
on the 13<sup>th</sup> day of August, 1996

ATTEST:

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

(SEAL)

DD Schmitt  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 14<sup>th</sup> day of August, 1996,  
at the hour of 2:00 o'clock P, M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 16<sup>th</sup> day of August,  
1996, at the hour of 10:00 o'clock A M., E.S.T.

PAUL HELMKE  
PAUL HELMKE, MAYOR



**HARDING, DAHM & COMPANY, INC.**  
**COMMERCIAL-INDUSTRIAL REAL ESTATE**  
**PURCHASE AGREEMENT**

CENTENNIAL DEVELOPMENT CORPORATION

(Owners)

Suite 1050, Standard Federal Plaza

Fort Wayne

Indiana

April 15

19 96

The undersigned, hereinafter called Purchaser, hereby agrees to purchase from the Owner through you as his Realtor the real estate located in Allen County, Indiana, and known or described as:

Lot 65 in Centennial Industrial Park, Section X<sub>3</sub>, to the City of Fort Wayne, Allen County, Indiana.

Purchaser agrees to pay for said property the sum of twenty-four thousand one hundred sixty-one and 28/100  
 (\$ 24,161.28 )

Dollars upon the following terms and conditions:

- 1) Purchaser receiving prior to closing at its own cost and expense a Phase I Environmental Audit and Soil Test, the results of which are satisfactory to Purchaser.
- 2) Purchaser receiving approval from Centennial Industrial Park's Architectural Committee of its proposed building and site landscape plan prior to closing.
- 3) Removal of construction debris from adjacent Block "D".
- 4) Assurance of adequate drainage of surface water from Lot 65 into adjacent Retention Basin.
- 5) Owner will pay area sewer assessment fee at closing.

Purchaser to have complete possession on Date of Closing

Rents, if any, to be prorated to date of closing. Insurance to be (prorated) (cancelled) at date of closing.

All risk of loss shall be borne by seller until time of transfer of title.

Interest on encumbrances assumed by the purchaser to be prorated to date of closing.

Taxes of said real estate shall be handled in accordance with paragraph 2 as hereinafter set forth:

Insert No. 1 or No. 2)

No. 1 Purchaser will assume and agree to pay all installments of taxes on said real estate beginning with the installment due and payable in                     , 19      , and all installments subsequent thereto.

No. 2 All taxes assessed for any prior calendar year and remaining unpaid, shall be paid by seller, and all taxes assessed for the current calendar year shall be prorated between seller and buyer on a calendar-year basis as of the day immediately prior to the date of closing of this transaction.

If the tax rate for taxes assessed in the current year has not been determined at the closing of the transaction, said rate is assumed to be the same as the prior year for the purpose of such pro-rata and credit for due but unpaid taxes.

Purchaser will assume and agree to pay all assessments for municipal improvements which are completed after date of the Purchase Agreement.

A survey (staked) ~~(unstaked)~~ shall be furnished at Owner's expense. If a staked survey is hereby required, it (shall) ~~(shall not)~~ be a Minimum Standard Detail Requirement for Indiana Land Title Survey.



aid real estate shall be conveyed in the same condition as it now is, ordinary wear and tear excepted, to Purchaser purchase by Warrantyeed, and in support of title, Purchaser shall be furnished at Owner's expense:

☒ Owner's policy of title insurance in the amount of the purchase price showing only standard exceptions. ☐ Complete abstract of title continued to date showing merchantable title.

aid policy or abstract to show respectively an insurable or merchantable title to said real estate in the name of the Owner, subject only to standard restrictions of record, if any (none of which, shall affect Purchaser's intended commercial or industrial use of said premises), and free and clear of all other liens and encumbrances, except as herein stated. If such abstract fails to show merchantable title, then an owner's policy of title insurance shall be furnished.

rovided, however, that in the event this Purchase Agreement provides for a conditional sale of said real estate, Owner will execute to Purchaser a conditional sales contract upon standard form approved by the Allen County Indiana Bar Association.

Purchaser has personally inspected and examined the above property and makes this Purchase Agreement in good faith and all the terms and conditions are stated herein, there being no verbal agreements. If this Purchase Agreement is accepted by Owner, it shall be an agreement binding and inuring to the benefit of both Purchaser and Owner, their heirs and personal representatives.

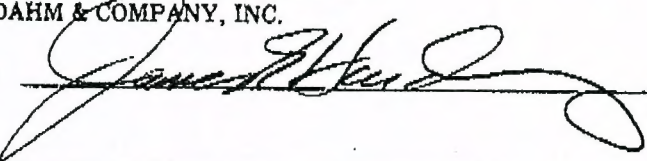
This transaction is to be closed within 30 days after said binder for title insurance or abstract showing merchantable title, as provided for above, is delivered to Purchaser. Said title work to be ordered upon receipt of notice from Purchaser that Environmental Audit and Soil Test are satisfactory. This offer is void if not accepted in writing on or before 12:00 o'clock noon on the        day of April, 1996.

The aforementioned sales price includes all improvements permanently installed, such as electrical and/or gas fixtures, heating equipment and all attachments thereto, air conditioning (excluding window units), hot water heaters, incinerators, antennas and mechanical equipment       

hich belong to the above property and are now on the premises or elsewhere. All said items are now or will be at the date of closing fully paid for by Owner.

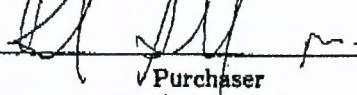
Purchaser's intended use requires a zoning classification of M-1, Light Industrial and this agreement is contingent on such use being permitted as of the date of closing.

Purchaser deposits herewith one thousand and no/100: 1,000.00 Dollars as earnest money to apply upon the cash payment provided herein. HARDING, DAHM & COMPANY, INC.

Received by:  Realtor

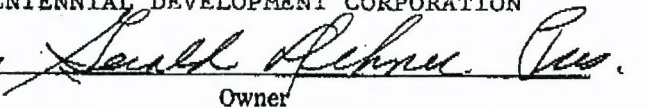
The said earnest money deposit aforementioned shall be returned in full to Purchaser promptly in the event this purchase agreement not accepted. In the event this purchase agreement is accepted, and Purchaser shall, without legal cause, fail or refuse to complete the purchase of said real estate in accordance with the terms and conditions hereof, Owner may pursue all legal or equitable remedies available to Owner under the law, and said earnest money deposit shall be retained by the Owner's Realtor in payment for services, but not to exceed the amount of commission due and payable had such transaction been completed, and any such excess shall forthwith be paid to Owner.

It is expressly agreed that all terms and conditions are included herein, and no verbal agreements of any kind shall be binding or recognized. STREBIG CONSTRUCTION, INC.

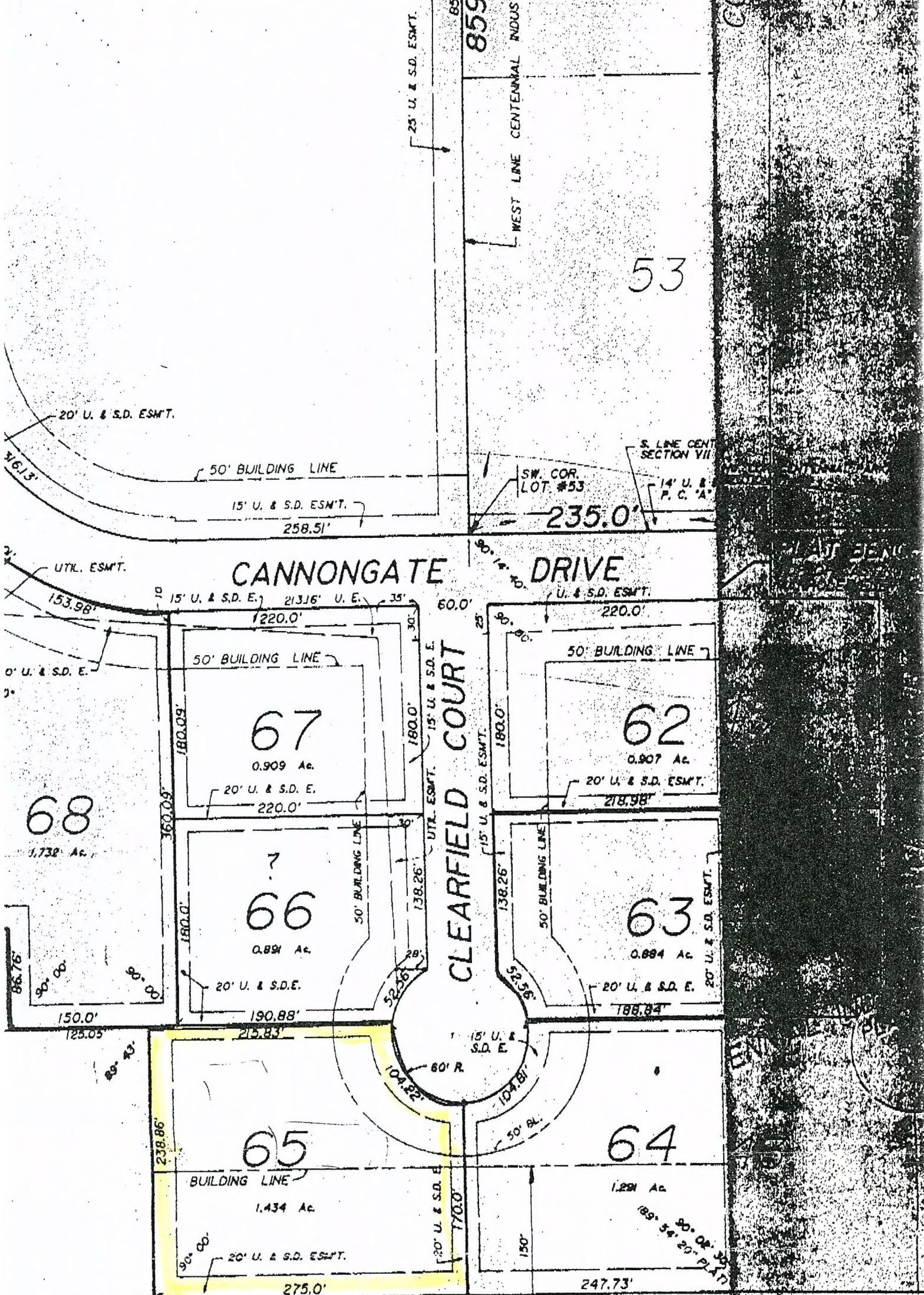
By  Purchaser        Purchaser  
537 West Jefferson Boulevard, Fort Wayne, Indiana

The undersigned, Owners of the property described in the above Purchase Agreement, hereby accept said offer and agree to abide by the terms and conditions thereof       

and also agree to pay our said Realtor, at date of closing,        (      %) percent of the gross sales price agreed upon between the Owner and Purchaser as commission for services rendered in connection with this Purchase Agreement, which sum shall be deducted from the first payment made to us. We also authorize our said Realtor to hold all money deposited in escrow until the final closing of this transaction.

ated this 16 day of April, 19 96  
CENTENNIAL DEVELOPMENT CORPORATION  
By  Owner        Owner





1158.37'  
**BUTLER ROAD**

SOUTH LINE SW. 1/4, SEC. 28 - 31 - 12

SW. COR. CENTENNIAL INDUSTRIAL PARK SECTION VI

SE. COR. SW. SEC. 28 T. 1. ALLEN CO. IN.





# STATEMENT OF BENEFITS

State Form 27167 (R5 / 11-95)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

CITY OF FT WAYNE

FORM  
SB - 1

JUL 31 1996

## INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment, or **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer Gordon Bruce Murphy (Fort Wayne Door, Inc.)	
Address of taxpayer (street and number, city, state and ZIP code) 8206 Sakaden Parkway Fort Wayne, IN 46825	
Name of contact person Gordon Bruce Murphy	Telephone number (219) 489-8206

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body FORT WAYNE COMMON COUNCIL		Resolution number R -	
Location of property Lot 65 Centennial Ind. Pk. 3203 Clearfield Ct.		County Allen	Taxing district Washington
Description of real property improvements and / or new manufacturing equipment (use additional sheets if necessary) (1) 50'x100'x16' Pre-Engineered Steel Building on concrete slab. Included to be 1400 sqft. office space/showroom - 3600 sqft. warehouse - 100'x50' asphalt parking lot.		ESTIMATED	
		Start Date	Completion Date
		Sept. 1996	Dec. 1996

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 9	Salaries (1995) \$158,498.00	Number retained 8 9 GAM	Salaries \$158,498.00	Number additional 4	Salaries of Addit. \$60,000.00

(One additional Employee 1/96)

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT				
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	24,161.28	8,053		
Plus estimated values of proposed project	486,432.17	62,144		
Less values of any property being replaced	0	0		
Net estimated values upon completion of project	240,593.00	49,000.00		

202,593.28

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
Estimated solid waste converted (pounds)	Estimated hazardous waste converted (pounds)
Other benefits: Fulltime employees to receive family medical coverage, pension plan, life insurance, disability insurance, take home company vehicles and holiday and vacation pay.	

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative Gordon B. Murphy	Title President/Owner	Date signed (month, day, year) 7/31/96



# FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed — calendar years \* (see below). The date this designation expires is 3/1/98.

B. The type of deduction that is allowed in the designated area is limited to:

1. Redevelopment or rehabilitation of real estate improvements; ☒ Yes ☐ No
2. Installation of new manufacturing equipment; ☐ Yes ☒ No
3. Residentially distressed areas ☐ Yes ☒ No

C. The amount of deduction applicable for new manufacturing equipment is limited to \$ N/A cost with an assessed value of \$ N/A.

D. The amount of deduction applicable to redevelopment or rehabilitation is limited to \$ unlimited cost with an assessed value of \$ unlimited.

E. Other limitations or conditions (specify) \_\_\_\_\_

F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:  
☐ 5 years ☐ 10 years The deduction period will be five (5) years unless the designating body has by resolution specified the ten (10) year period.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) DD Schmitt Council President Telephone number (219) 427-1208 Date signed (month, day, year) 8/13/96

Attested by Barbara E. Kennedy

Designated body Comm Council

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5 Namely: (see tables below)

## NEW MANUFACTURING EQUIPMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

## REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%





## MEMORANDUM

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TO: Common Council Members

FROM: Staci Walter, Economic Development Specialist  
Department of Economic Development

DATE: August 6, 1996

SUBJECT: Real Property Tax Abatement Application dated July 31, 1996 for Fort Wayne Door, Inc.  
Address: 3203 Clearfield Court, Fort Wayne, Indiana 46808

### Background

**Description of Product or Service Provided by Company:** Installation and servicing of overhead doors for both commercial and residential use.

**Description of Project:** Construction of a 50'X100'X16' pre-engineered steel building on concrete slab. Building to include 1400 square feet of office and showroom space and 3600 square feet of warehouse. Project will also include a 100'X50' parking lot.

Total Project Cost:	\$178,432	Number of Full Time Jobs Created:	3
Councilmanic District:	3	Number of Part Time Jobs Created:	1
Existing Zoning of Site:	M-1	Average Annual Wage of Jobs Created:	\$15,000
		Number of Full Time Jobs Retained:	8
		Number of Part Time Jobs Retained:	1
		Average Annual Wage of Jobs Retained:	\$17,610

### **Project is Located Within a:**

Designated Downtown Area:	Yes__ No_X__	Redevelopment Area:	Yes_X__ No__
Urban Enterprise Area:	Yes__ No_X__	Platted Industrial Park:	Yes_X__ No__

### Effect of Passage of Tax Abatement

Creation of four additional positions and the retention of nine current positions.

### Effect of Non-Passage of Tax Abatement

Additional employees may not be added and potential loss of existing positions.



### Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should expire on March 1, 1998.
3. The period of deduction should be limited to three years.

Signed: Staci Walter  
Economic Development Specialist

### Comments

Signed: Robert Jensen  
Sr. Economic Development Specialist



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Fort Wayne Door, Inc. is requesting the approval of an Economic Revitalization Area for real property improvements in the amount of \$178,432. In order to expand, Fort Wayne Door will build a 50'X100'X16' pre-engineered steel building on a concrete slab. The building will include 1400 square feet of office and showroom space and 3600 square feet of warehouse.

EFFECT OF PASSAGE Creation of four additional positions and the retention of nine current positions.

EFFECT OF NON-PASSAGE Additional employees may not be added and potential loss of existing positions.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) Anticipated first year tax savings for Fort Wayne Door, Inc.: \$3,557. Tax revenues paid by Fort Wayne Door over the three year period :\$3,486.

ASSIGNED TO COMMITTEE (PRESIDENT) Thomas Henry



# CITY OF FT WAYNE

4/96

JUL 31 1996

## FOR STAFF USE ONLY:

Declaratory Passed \_\_\_\_\_ 19\_\_\_\_  
 Confirmatory Passed \_\_\_\_\_ 19\_\_\_\_  
 FT Jobs Currently \_\_\_\_\_  
 PT Jobs Currently \_\_\_\_\_  
 \$ \_\_\_\_\_ Current Average Annual Salary

## DEPT. OF ECON DEVL.

\_\_\_\_\_ FT Jobs to be Created  
 \_\_\_\_\_ PT Jobs to be Created  
 \$ \_\_\_\_\_ Avg Annual Salary of all New Jobs  
 \_\_\_\_\_ FT Jobs to be Retained  
 \_\_\_\_\_ PT Jobs to be Retained  
 \$ \_\_\_\_\_ Avg Annual Salary of all Retained Jobs

## ECONOMIC REVITALIZATION AREA APPLICATION CITY OF FORT WAYNE, INDIANA

### APPLICATION IS FOR:

Real estate key no. \_\_\_\_\_

(Check appropriate box[es] below)

☒ Real Estate Improvements ..... Total cost of improvements: \$210,593.28  
☐ Personal Property (New Manufacturing Equipment) ..... Total cost of improvements: \_\_\_\_\_

Not Yet Assigned  
\$ 178,432. GBM  
\$ 178,432. GBM

TOTAL OF ABOVE IMPROVEMENTS: \$210,593.28

## GENERAL INFORMATION

Taxpayer's name: Gordon B. Murphy (Fort Wayne Door, Inc.) Telephone: (219) 489-8206

Address listed on tax bill: 8206 Sakaden Parkway Fort Wayne, IN 46825

Name of applicant's business: Fort Wayne Door, Inc.

Name of business to be designated, if applicable: Fort Wayne Door, Inc.

DBA: \_\_\_\_\_

Address of property to be designated: Lot 65 Centennial Indus. Pk. Section X 3203 Clearfield Ct.

Contact person if other than above: Name: Rebecca E. Murphy Telephone: (219) 489-8206

Address: 8206 Sakaden Parkway Fort Wayne, IN 46825

☒ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?

☒ Yes ☐ No Do you plan to request state or local assistance to finance public improvements?

☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: Property located in redevelopment area.

Forty Percent of financing to be provided thru the Community Development Corp.

Describe the product or service to be produced or offered at the project site? Installation and servicing of overhead type doors - Commercial and Residential.



In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

This property and adjacent ground has been vacant, non-farmable ground for many years.

It had become overgrown with weeds and debris before being developed for a commercial building site. This site will improve appearance of property, stimulate growth in surrounding area and add benefits to the Fort Wayne economy.

### ***REAL ESTATE ABATEMENT***

Complete this section of the application **only** if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: None.

Describe the condition of the structure(s) listed above: \_\_\_\_\_

Describe improvements to be made to property to be designated: (1) 50'x100'x16' Pre-engineered steel building on concrete slab. Building to include 1400 sqft. of office/showroom and 3600 sqft. of warehouse; 100'x50' parking lot with 10"-3" and 1" specifications.

Projected construction start (month/year): 09/96

Projected construction completion (month/year): 12/96

Current land assessment: \$ N/A

Current improvements assessment: \$ N/A

Current real estate assessment: \$ N/A

Current property tax bill on site to be designated: \$ N/A

What is the anticipated first year tax savings attributable to this designation? \$ 4,282.00

How will you use these tax savings? Fort Wayne Door will use our tax savings to purchase additional stock material, lifting equipment and upgrading our computer system to enable us to pursue larger commercial projects which in turn will require additional employment.

## PERSONAL PROPERTY ABATEMENT

N/A

Complete this section of the application only if you are requesting a deduction from the assessed value of new manufacturing equipment.

List below the manufacturing equipment for which you are seeking an ERA designation. This equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated: \_\_\_\_\_

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☐ Yes ☐ No Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana?

Equipment purchase date: \_\_\_\_\_ Equipment installation date: \_\_\_\_\_

Current personal property tax assessment: \$ \_\_\_\_\_ Annual personal property tax bill: \$ \_\_\_\_\_

What is the anticipated first year tax savings attributable to this designation? \$ \_\_\_\_\_

How will you use these tax savings? \_\_\_\_\_

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# **PUBLIC BENEFIT INFORMATION**

## **EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED**

ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED FORT WAYNE FACILITY TO RECEIVE E.R.A. DESIGNATION			
	NO. OF EMPLOYEES <sup>1</sup>	TOTAL ANNUAL PAYROLL <sup>2</sup>	AVERAGE ANNUAL SALARY <sup>3</sup>
CURRENT NUMBER FULL-TIME	8	1995 Year End \$158,498.00	align="center">\$17,610.00
CURRENT NUMBER PART-TIME	1	Hired (1) additional employee on 1-96.	
NUMBER RETAINED FULL-TIME	8	1995 Year End \$158,498.00	align="center">\$17,610.00
NUMBER RETAINED PART-TIME	1		
NUMBER ADDITIONAL FULL-TIME	3	December of 1998 <del>\$250,000.00</del>	<del>\$19,230.00</del>
NUMBER ADDITIONAL PART-TIME	1	\$40,000. <sup>so</sup> GBM	\$15,000. <sup>so</sup> GBM

Check the boxes below if the jobs to be created will provide the listed benefits:

- ☒ Pension Plan
 ☒ Major Medical Plan
 ☒ Disability Insurance  
☐ Tuition Reimbursement
 ☒ Life Insurance
 ☐ Dental Insurance

List any benefits not mentioned above: Our full time employees receive family medical coverage, take home company vehicles, uniforms and holiday and vacation benifits.

When will you reach the levels of employment shown above? (Year and month) November 1998

Types of jobs to be created as a result of this project? Installers, servicemen and possibly an additional sales person.

<sup>1</sup>Sum of full- and part-time must match the figures given in Section 3 of "Statement of Benefits" Form SB-1 under "Current number", "Number retained", and "Number additional".

<sup>2</sup>It is to include your total annual payroll.

<sup>3</sup>Total annual payroll divided by the total number of employees at site to be designated both full- and part-time).

## REQUIRED ATTACHMENTS

The following must be attached to the application.

1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)  
Should be marked as Exhibit A.
2. Check for application fee made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000
3. Owner's Certificate (if applicant is not the owner of property to be designated).  
Should be marked as Exhibit B if applicable.

I hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application. I understand that any incorrect information on this application may result in a recession of any tax abatements which I may receive. I understand that I must file a correctly completed CF-1 (Compliance With Statement of Benefits Form) with BOTH the City of Fort Wayne Department of Economic Development, AND the County Auditor within 60 days of the end of each year in which I receive deduction. Failure to file the CF-1 with either agency may result in a recision of any tax abatement occurring as a result of this application.

Gordon B. Murphy  
Signature of Applicant

7/31/96  
Date

Gordon B. Murphy    President/Owner  
Typed Name and Title of Applicant



BILL NO. R-96-08-07

REPORT OF THE COMMITTEE ON  
FINANCE  
THOMAS C. HENRY - JOHN N. CRAWFORD - CO-CHAIR  
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3203 Clearfield Court, Fort Wayne, Indiana 46808 (Fort Wayne Door, Inc.)

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(ORDINANCE) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

[illegible]

DATED :

Sandra E. Kennedy  
City Clerk